

126.0

0001

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

835,000 /

835,000

USE VALUE:

835,000 /

835,000

ASSESSED:

835,000 /

835,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		WILDWOOD AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FRECHETTE MARTIN	
Owner 2: GAUDET SUZANNE	
Owner 3:	

Street 1: 115 WILDWOOD AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: KEOHAN MARIANNE E -
Owner 2: JOHNSON VIRGINIA M -
Street 1: 115 WILDWOOD AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 4,590 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Stucco Exterior and 1936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes

101 One Family 4590 Sq. Ft. Site 0 90. 1.22 10
501,929 501,900

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							80771
							GIS Ref
							GIS Ref
							Insp Date
							11/17/17



USER DEFINED

Prior Id # 1: 80771

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,500	4600	4,590.	501,900	835,000	835,000	Year End Roll	12/18/2019
2019	101	FV	250,300	4600	4,590.	529,800	784,700	784,700	Year End Roll	1/3/2019
2018	101	FV	248,400	4600	4,590.	390,400	643,400	643,400	Year End Roll	12/20/2017
2017	101	FV	248,400	4600	4,590.	373,700	626,700	626,700	Year End Roll	1/3/2017
2016	101	FV	248,400	4600	4,590.	345,800	598,800	598,800	Year End	1/4/2016
2015	101	FV	242,400	4600	4,590.	290,000	537,000	537,000	Year End Roll	12/11/2014
2014	101	FV	242,400	4600	4,590.	283,300	530,300	530,300	Year End Roll	12/16/2013
2013	101	FV	241,900	4600	4,590.	269,900	516,400	516,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEOCHAN MARIANNE	35870-624		7/11/2002		450,000	No	No		
	16428-3		9/1/1985		23,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2017	596	Solar Pa	2,772	C				
4/29/2016	546	Re-Roof	11,087	O				reroof
6/21/2012	769	Manual	15,000					INSTALL 1 A/C SYST
10/10/2006	861	Porch	25,000			G8	GR FY08	build rear porch i
11/19/2003	996	Redo Kit	12,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Meas/Inspect	HS	Hanne S
7/17/2012	Info Fm Prmt	BR	B Rossignol
12/5/2008	Meas/Inspect	372	PATRIOT
8/31/2005	Permit Visit	BR	B Rossignol
11/14/2002	MLS	MM	Mary M
10/24/2000	Hearing N/C	201	PATRIOT
12/16/1999	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/24/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

